

6/22/2022

REPORTS OF COMMITTEES

21034  
49383

I hereby move for passage of the proposed ordinances and substitute ordinances transmitted herewith.

Respectfully submitted,

(Signed) THOMAS TUNNEY,  
*Chairman.*

On motion of Alderman Tunney, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen La Spata, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Lee, Cárdenas, Quinn, Burke, Lopez, Coleman, Moore, Curtis, O'Shea, Taylor, Brookins, Rodriguez, Tabares, Scott, Maldonado, Burnett, Ervin, Taliaferro, Reboyas, Cardona, Waguespack, Rodriguez-Sanchez, Austin, Ramirez-Rosa, Villegas, Mitts, Sposato, Nugent, Vasquez, Napolitano, Reilly, Smith, Tunney, Gardiner, Cappleman, Martin, Osterman, Hadden, Silverstein -- 49.

Nays -- None.

Alderman Cappleman moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-E.*

(Application No. 21034)

(Common Address: 151 -- 183 N. Michigan Ave.)

DX-16

[O2022-1329]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current Residential-Business Planned Development Number 186, as amended, as shown on Map Number 1-E in the area bounded by:

East Lake Street; North Beaubien Court; East Randolph Street; and North Michigan Avenue,

to that of a DX-16 Downtown Mixed-Use District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 1-G.*

(Application No. 21038T1)

(Common Address: 215 N. Green St.)

[O2022-1333]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the DX-3 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-G in the area bounded by:

North Green Street; a line 177.23 feet south of and parallel to West Fulton Street; a line 126 feet east of and parallel to North Green Street; and a line 202.97 feet south of and parallel to West Fulton Street,

to those of a DX-3 Downtown Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Proposed Site Plan; Proposed 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and Roof Plans; Proposed North, South, East and West Building Elevations; and Renderings attached to this ordinance printed on pages 49386 through 49388 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

May 28, 2009

Mr. John J. George  
Daley and George, Ltd.  
Two First National Plaza  
20 South Clark Street  
Suite 400  
Chicago, IL 60603-1835

Re: Proposed Amendment to Residential Business Planned Development  
No. 186, as amended, Doral Plaza, 151-155 North Michigan Avenue

Dear Mr. George:

Please be advised that your request for a minor change to Residential Business Planned Development No. 186, as amended, has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development (PD).

As you know, Residential Business Planned Development No. 186 was amended on April 11, 2007, to allow for the construction of a 41-story, 74 dwelling unit tower addition to an existing 549 dwelling unit building. This addition has not been built as of yet. Statement No. 12 of the PD requires a vegetated green roof on at least fifty percent of the net roof area (6,965 square feet) of the existing building. Since the PD's adoption in 2007, it has been determined that the existing building's roof cannot support the additional load a green roof would impose.

Therefore, you are now seeking to substitute the installation of a new white roof membrane addressing the heat island effect and covering 6,965 square feet of the existing building in place of the vegetated green roof. Additionally, you are requesting that this new roof membrane be installed in conjunction with the construction of the second tower addition proposed in the PD.

With regard to your request, the Department of Zoning and Land Use Planning has determined that substituting a white roof membrane in place of a green roof would not create an adverse impact on the Planned Development or surrounding neighborhood, would not result in an increase in the bulk or density, would not change the character of the development and therefore, would constitute a minor change.

However, in regards to the second part of your request, to install the new roof membrane on the existing building in conjunction with the construction of the proposed second tower addition, the Department of Zoning and Land Use

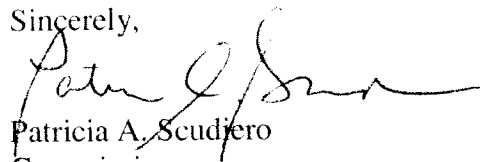
NEIGHBORHOODS



Planning has denied this part of the request. We are currently reviewing a building permit application for renovations to the existing building and it is unknown when or if the proposed second tower addition will be constructed. Therefore, please submit the necessary drawings and information so that we can include the installation of the new white roof membrane in conjunction with the building permit currently under review.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 186, as amended, I hereby approve the substitution of a white roof in place of the previously approved green roof, however, I hereby deny the request that this new roof membrane be installed in conjunction with the proposed construction of the second tower addition.

Sincerely,



Patricia A. Scudiero  
Commissioner

PAS:HG:tm

c: Mike Jasso, Heather Gleason, Mike Marmo, Erik Glass, Main file



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
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(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

March 23, 2009

Mr. Dennis J. Aukstik  
Daley and George, Ltd.  
Two First National Plaza  
20 South Clark Street  
Suite 400  
Chicago, IL 60603-1835

Re: Proposed Amendment to Residential Business Planned Development  
No. 186, as amended, Doral Plaza

Dear Mr. Aukstik:

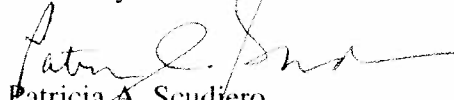
Please be advised that the Department of Zoning and Land Use Planning has reviewed your proposed amendment to the above-referenced Planned Development (PD).

As you know, Residential Business Planned Development No. 186 was amended on April 11, 2007, to allow for the construction of a 41-story, 74 dwelling unit tower addition to an existing 549 dwelling unit building. The proposed 41-story addition was to consist of two condominium units per floor and was to be located where the plaza is currently located along East Randolph Street. There were no changes proposed to the existing 122 valet parking spaces. This addition has not been built as of yet.

You are now seeking to add an additional 111 units (five rental units per floor) to the proposed 41-story, 74 dwelling unit addition, resulting in a total of 734 units. Your proposal also includes an additional 28 valet parking spaces to be leased from the Chicago Department of Transportation on Lower Beaubien Court.

As a result of the 2007 Amendment, this PD is in substantial nonconformance with the Zoning Ordinance and approval of your proposed amendment would result in it being in further noncompliance. Therefore, the Department of Zoning and Land Use Planning cannot recommend this project for Plan Commission approval. If you have any questions, please contact Heather Gleason at (312) 744-0063.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm  
c: Heather Gleason, Fred Deters, DPD files



4/11/2007

REPORTS OF COMMITTEES

15792  
103535

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Harris, Beale, Pope, Balcer, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Lane, Rugai, Troutman, Brookins, Muñoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 49.

*Nays* -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinance as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Number 1-E.*  
(As Amended)

(Application Number 15792) *RBPD 186,00*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential-Business Planned Development District Number 186 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Lake Street; North Beaubien Court; East Randolph Street; and North Michigan Avenue,

to the designation of a Residential-Business Planned Development District Number 186, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

*Residential-Business Planned Development Number 186,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Business Planned Development Number 186, as amended, consists of approximately twenty-six thousand three hundred sixty-two (26,362) square feet (six hundred five-thousandths (0.605) acres). The property is owned by the Millennium Park Plaza, L.L.C. (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different than the Applicant, then to the owners of record title to all of the property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors. An agreement among property owners, the board of directors or any property owners association, or a covenant binding property owners, may designate the authorized party for any future amendment, modification or change.
4. This plan of development consists of these fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Landscape and Building Elevations dated March 15, 2007 prepared

by Solomon Cordwell Buenz Architects. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Residential-Business Planned Development": all uses permitted in the Residential-Business Planned Development Number 186 District and all uses permitted in the DX-16 Downtown Mixed-Use District, including but not limited to commercial and residential uses and related facilities and accessory uses, excluding hotel uses.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. Off-premises signage is prohibited.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Prior to the issuance of Part II, Applicant must obtain



approval from the Chicago Department of Transportation for all streetscape and landscape design.

Applicant currently provides underground parking and loading spaces in the existing building. Applicant agrees to provide pedway access linking North Michigan Avenue with the Metra Station and the Grant Park Garage by creating a corridor between North Michigan Avenue and an enclosure across lower North Beaubien Court to the existing doors to the Metra Station and the Grant Park Garage. Applicant also agrees to provide a through-block connection, entering on North Michigan Avenue connecting through to North Beaubien Court.

11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modifications of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall provide a vegetated ("green") roof on at least fifty percent (50%) of the net roof area of the existing building within this planned development. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures and roof-mounted equipment. The total square footage of the "green roof" is six thousand nine hundred sixty-five (6,965) square feet.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and

4/11/2007

REPORTS OF COMMITTEES

15792  
103539

approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

14. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of Residential-Business Planned Development Number 186.

[Zoning Map; Land-Use Map; Planned Development, Boundary and Property Map; Site/Landscape Plan; Tower Addition; North, South, East and West Building Elevations; and Vicinity Plan referred to in these Plan of Development Statements printed on pages 103541 through 103550 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Bulk Regulations And Data Table.*

Original P.D. Number:

P.D. 186

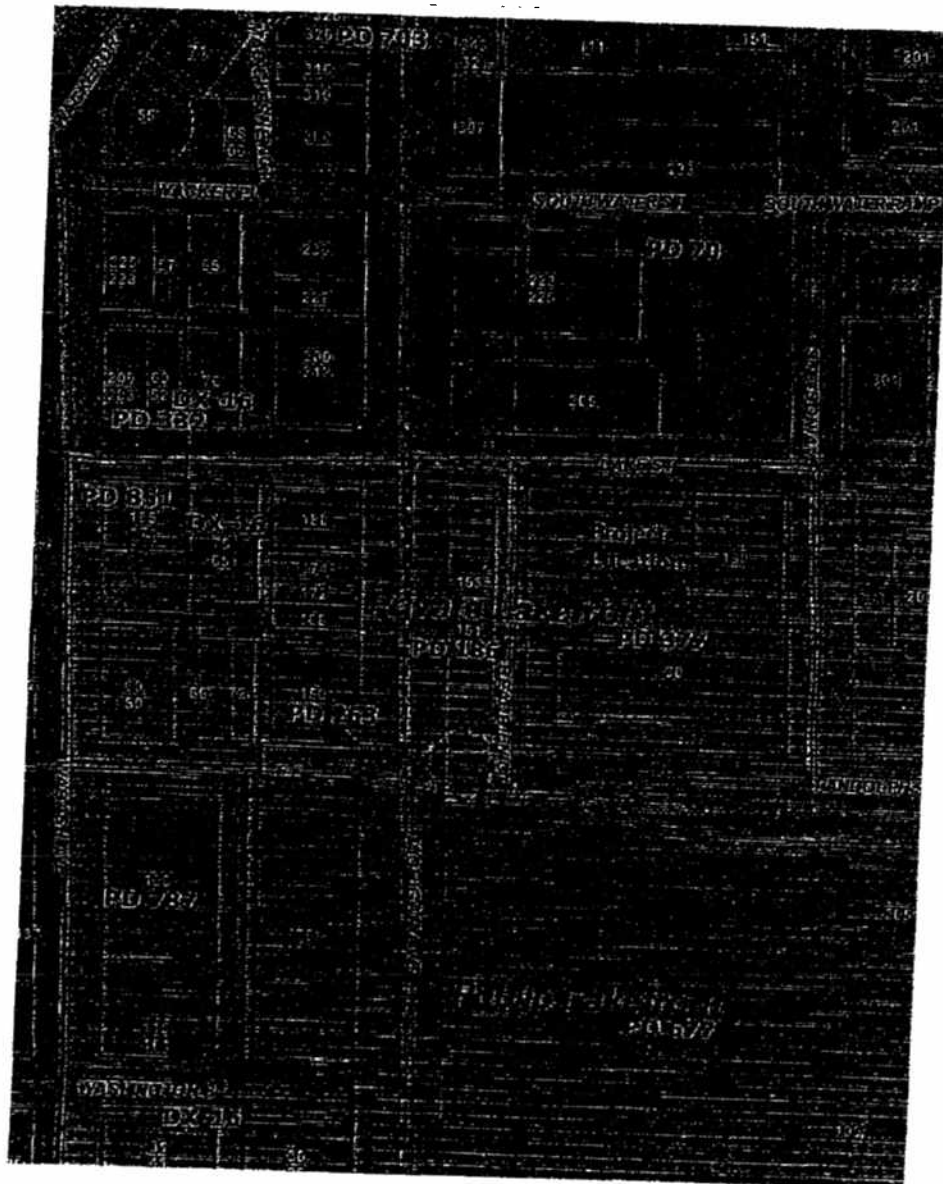
Underlying Zoning District:	DX-16
Net Site Area:	26,362 square feet
Area in the Public Right-of-Way:	51,273 square feet
Gross Site Area:	77,635 square feet
Base Floor Area Ratio:	16.00
Maximum Floor Area Ratio:	33.28
Maximum Area Attributable to the Floor Area Ratio:	877,327 square feet
Setbacks from Property Line:	In substantial conformance with the Site Plan
Maximum percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Dwelling Units:	623 units
Number of Parking Spaces:	122 cars (existing)
Maximum Number of Bike Parking Spaces:	50 bicycles
Maximum Number of Loading Berths	2 (10 feet in width by 25 feet in length by 14 feet in height) (existing)
Maximum Building Height:	In substantial conformance with the Elevations.

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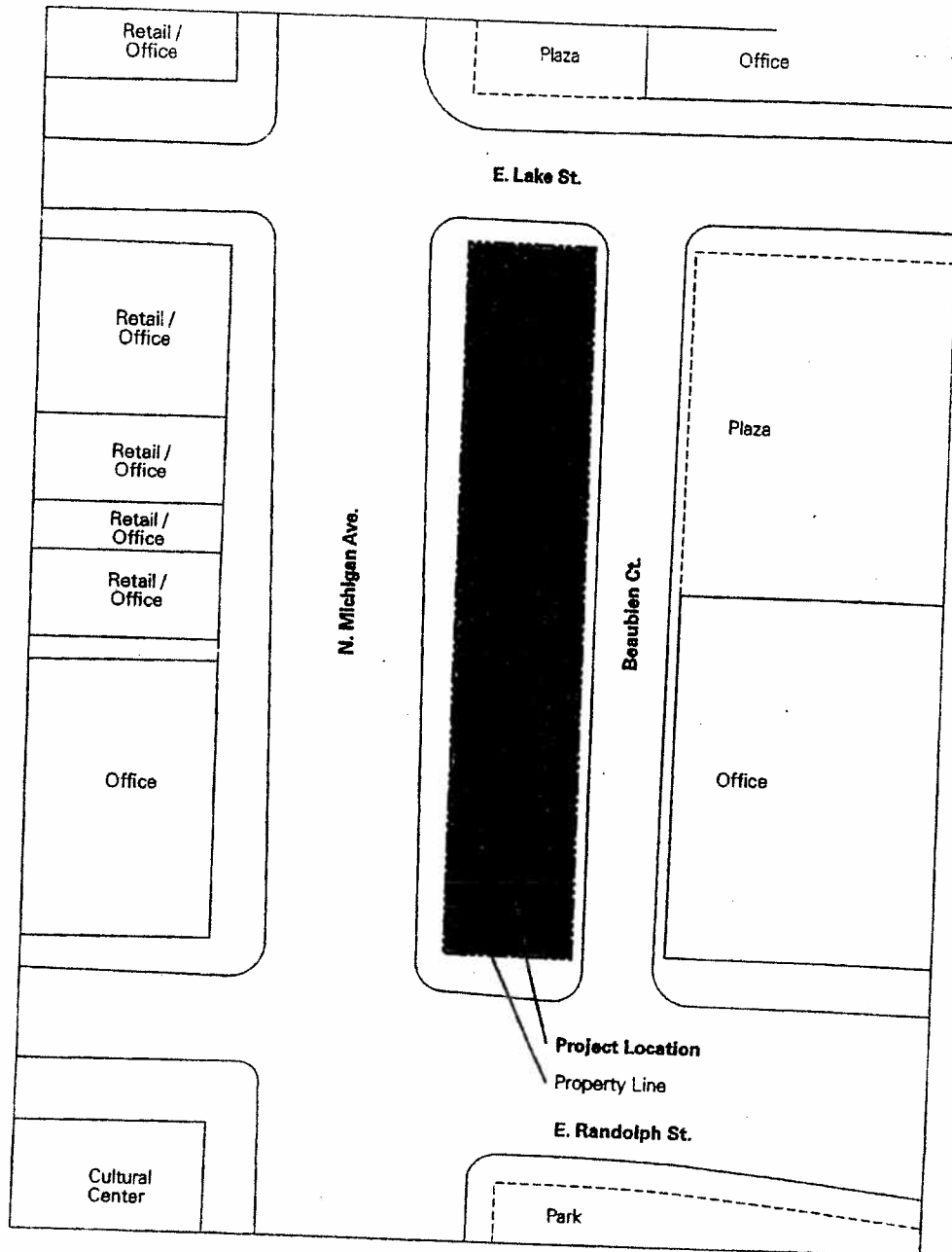
REPORTS OF COMMITTEES

103541

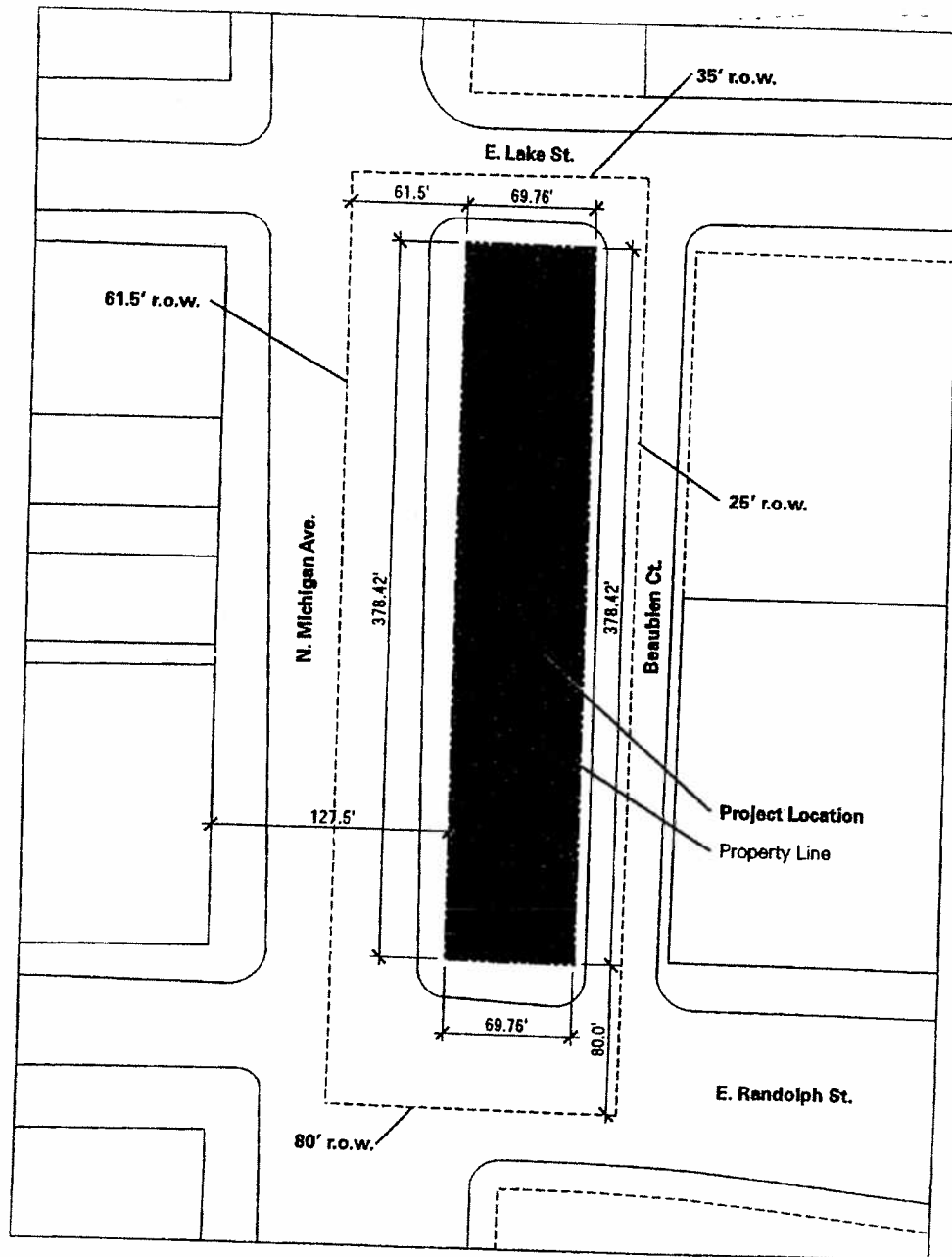
Zoning Map.



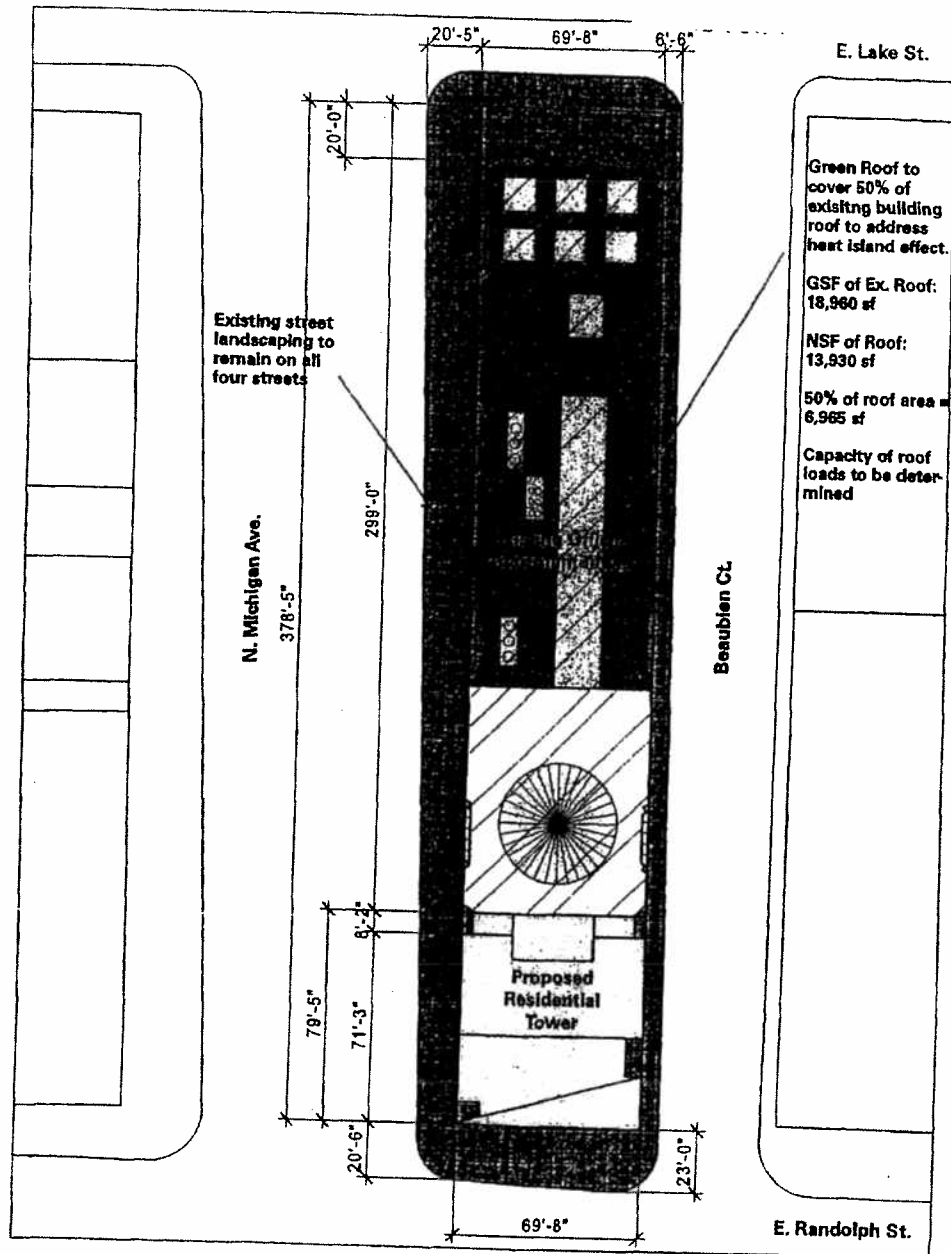
## Land-Use Map.



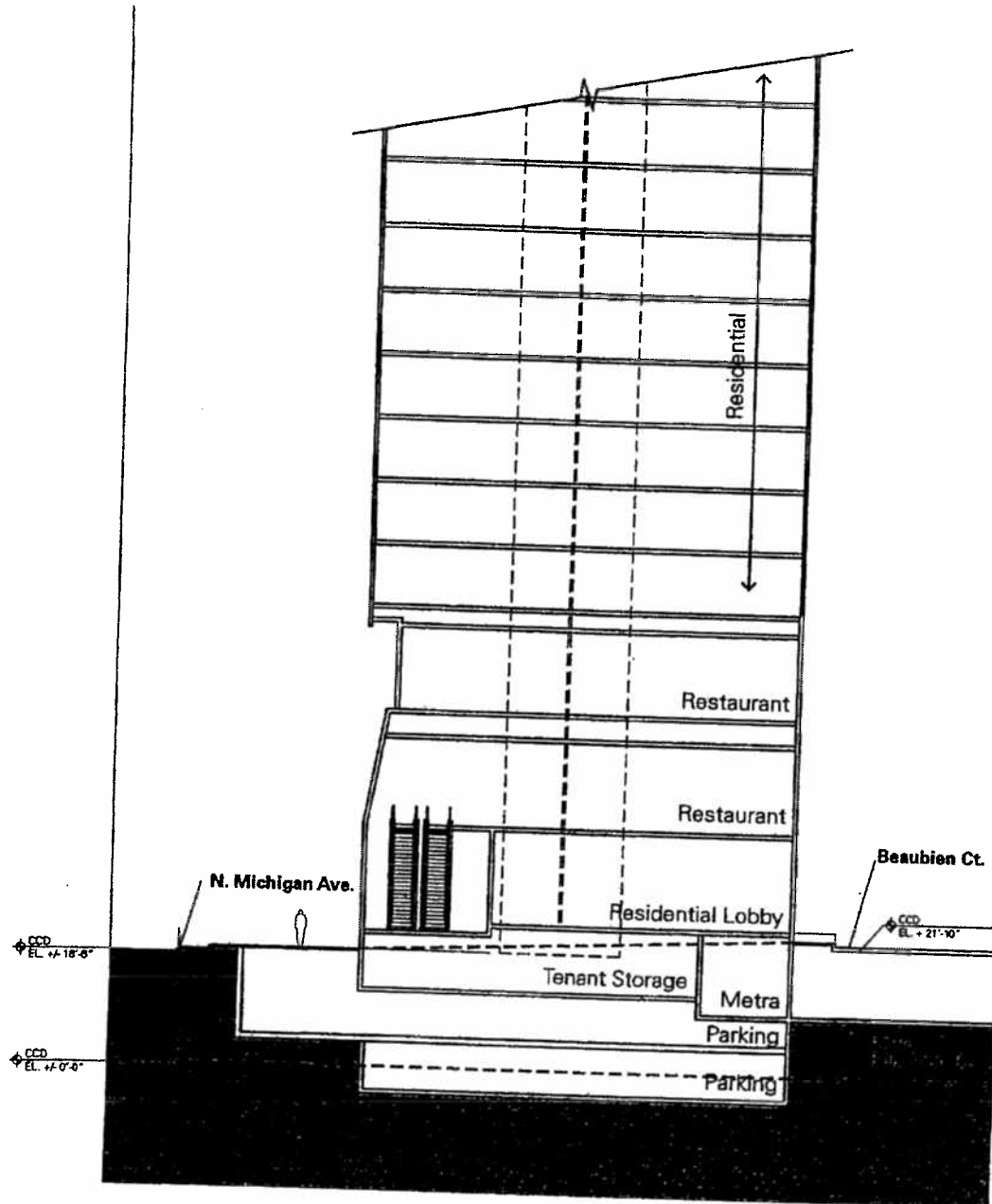
Planned Development Boundary  
And Property Map.



## Site/Landscape Plan.

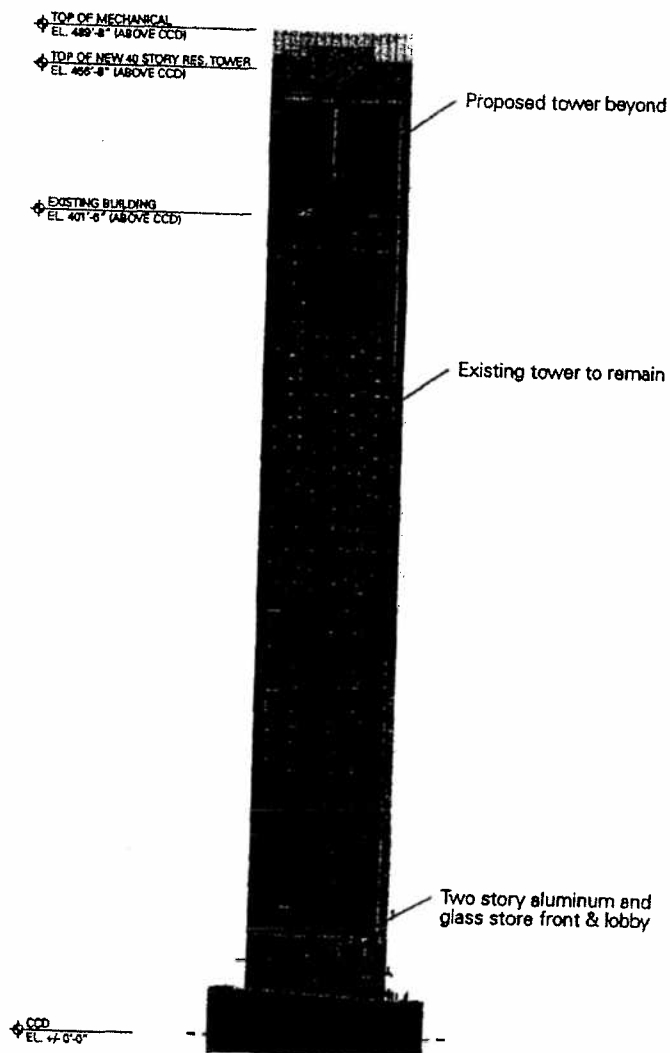


Partial East/West Section  
At Tower Addition.





## North Elevation.

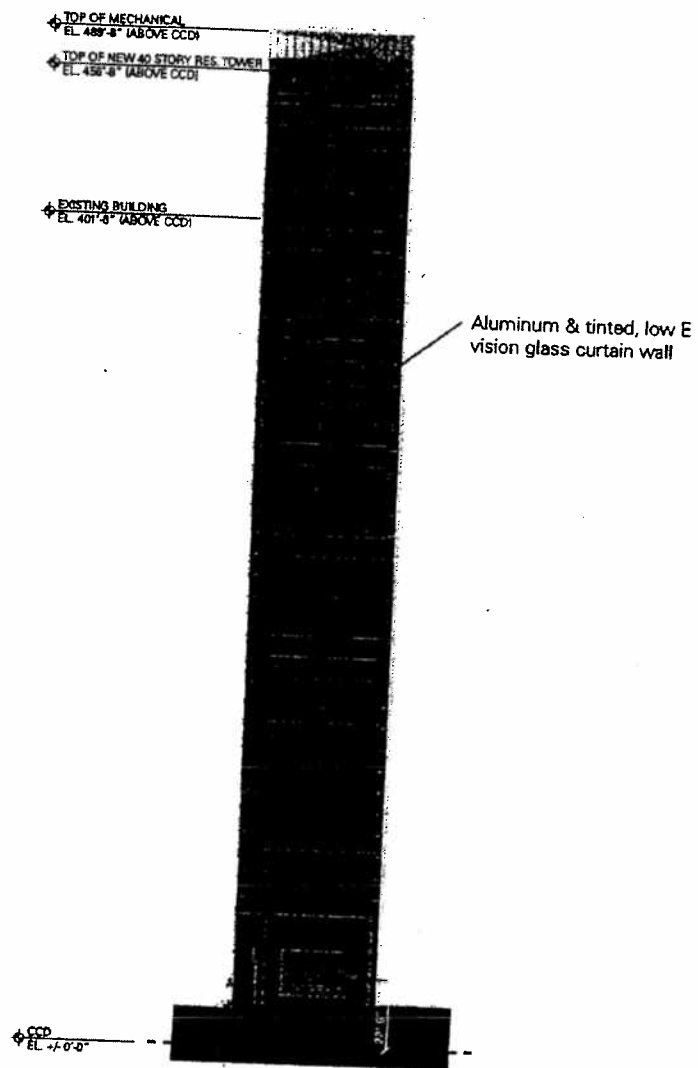


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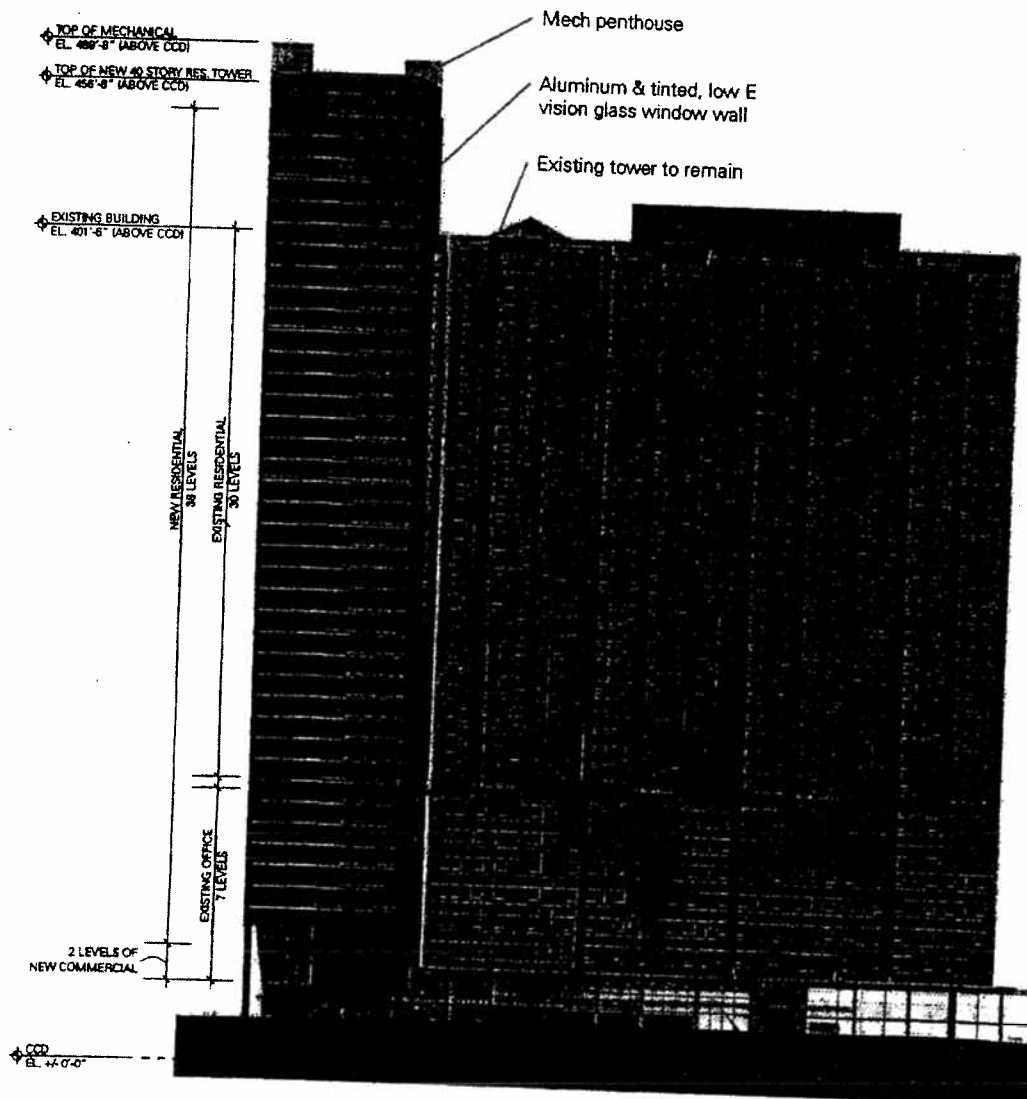
REPORTS OF COMMITTEES

103547

South Elevation.



## East Elevation.

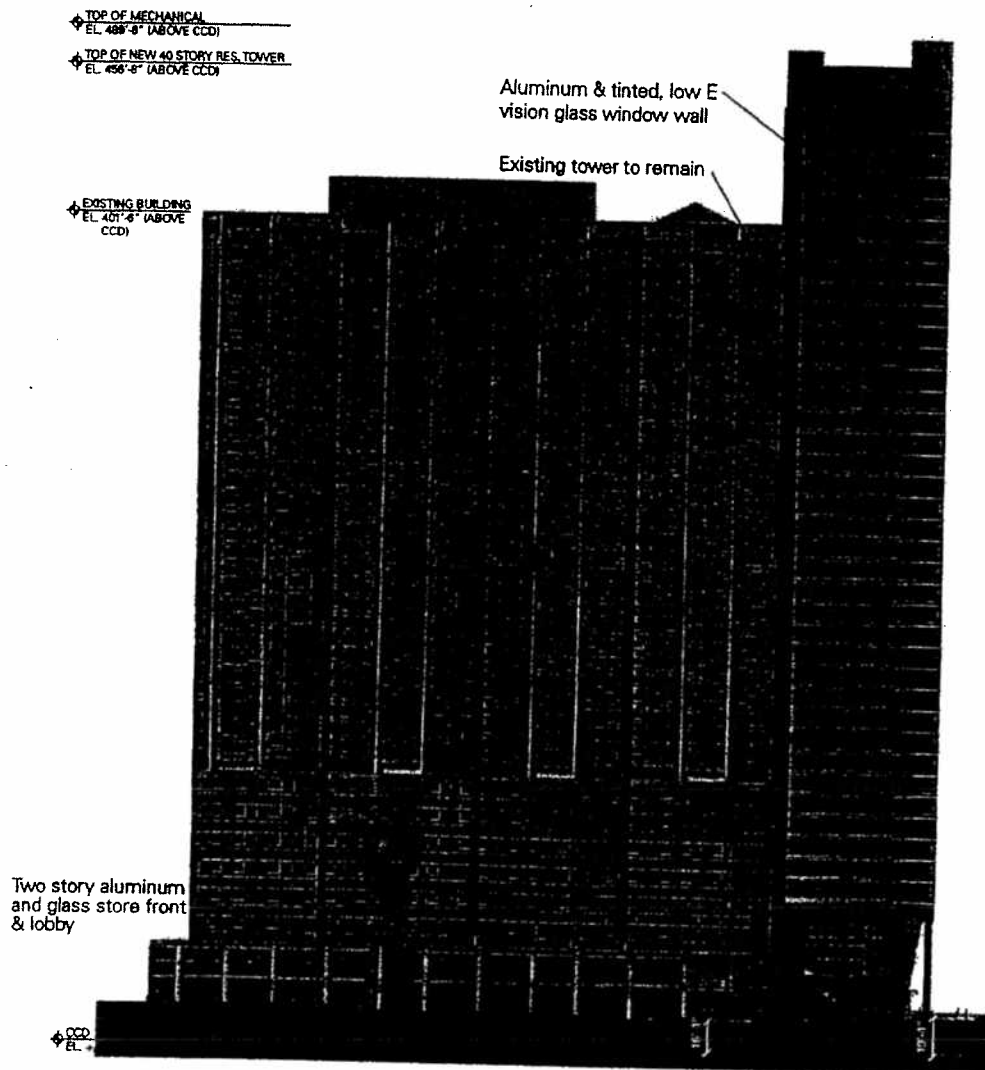


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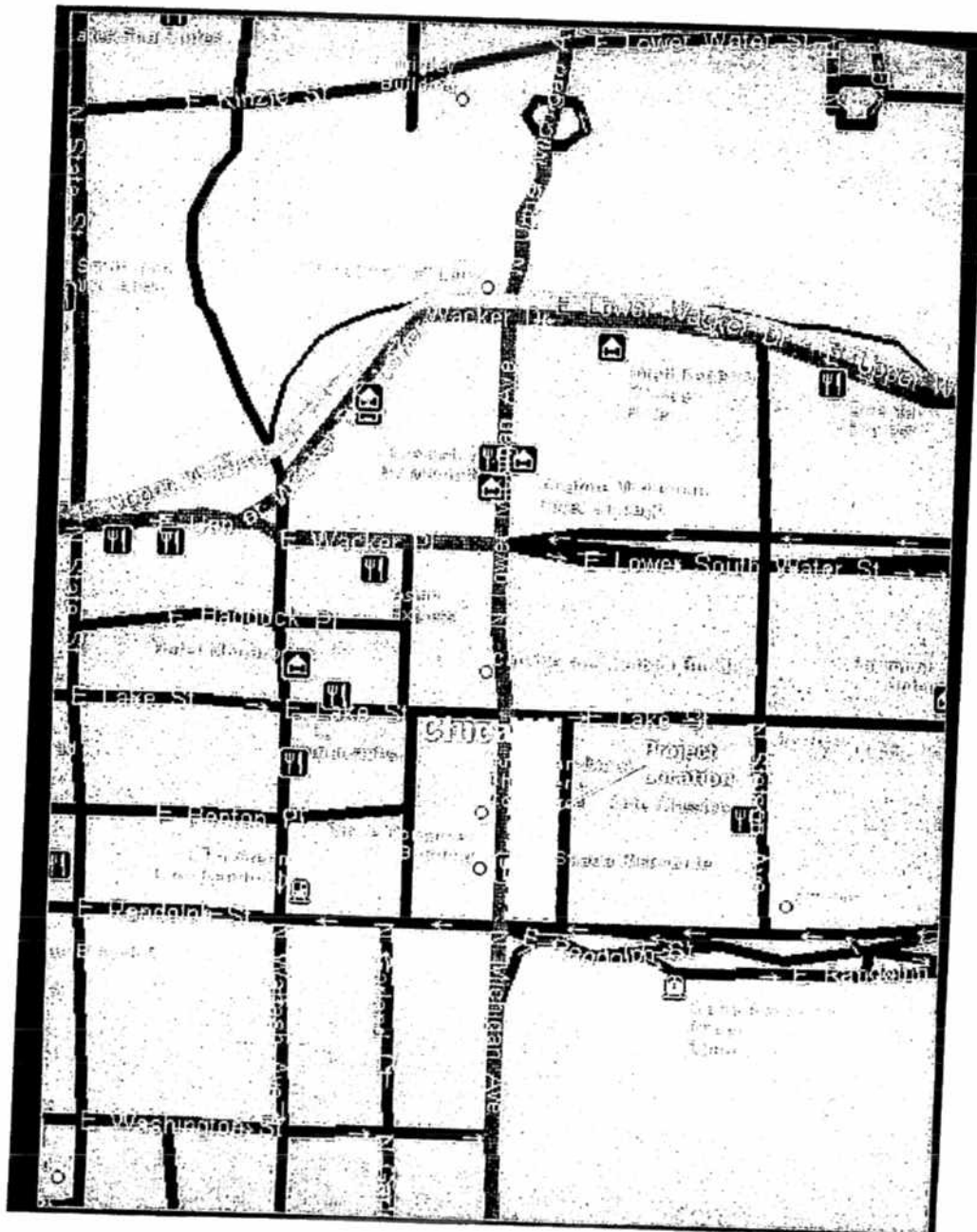
REPORTS OF COMMITTEES

103549

West Elevation.



## Vicinity Plan.



(3) The fee for said application shall be payable to the Department of Revenue and shall be computed as follows:

a) For New Construction:

- 1) [Twelve Dollars and fifty cents (\$12.50)] *Fifteen Dollars* for all structures aggregating 10,000 square feet or less in area.
- 2) [Six dollars and twenty-five cents (\$6.25)] *Seven dollars* for each 5,000 square feet of floor area in excess of 10,000 up to 100,000 square feet.
- 3) [Six dollars and twenty-five cents (\$6.25)] *Seven dollars* for each 10,000 square feet of floor area in excess of 100,000 square feet.

b) For Repairs and Alterations to Existing Construction;

- 1) [Six dollars and twenty-five cents (\$6.25)] *Seven dollars* for residential construction of five units or less.
- 2) [Eighteen dollars and seventy-five cents (\$18.75)] *Twenty-three dollars* for residential construction in excess of five units for all non-residential construction.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of December 21, 1977, pages 7067-7068, recommending that the City Council pass seventeen proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Roti moved to *Concur* in the committee's recommendations and *each* of the seventeen proposed ordinances was *Passed*, by yeas and nays as follows.

**Yeas**—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Wilinski, Humes, Adduci, Husis, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Gabinski, Mell, Frost, Laskowski, Aiello, Cascy, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Schuler, Saperstein, Stone—43.

**Nays**—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-E.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Lake Street; N. Beaubien Court; E. Randolph Street; N. Michigan Avenue

to those of a Residential-Business Planned Development District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 7121 to 7125 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 1-I.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 General Manufacturing District symbols and indications as shown on Map No. 1-I in the area bounded by

W. Fulton Street; N. Western Avenue; a line 110 feet south of and parallel to W. Fulton Street; and a line 147 feet west of and parallel to N. Western Avenue

to those of a C2-3 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 2-M.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 2-M in area bounded by

a line 52 feet and 5 inches north of and parallel to W. Adams Boulevard; S. Parkside Avenue; W. Adams Boulevard, and the alley next west of and parallel to S. Parkside Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 3-F.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in area bounded by

W. Division Street; the alley next east of and parallel to N. Clark Street, W. Elm Street; N. Clark Street

to those of a B5-4 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

UNFINISHED BUSINESS

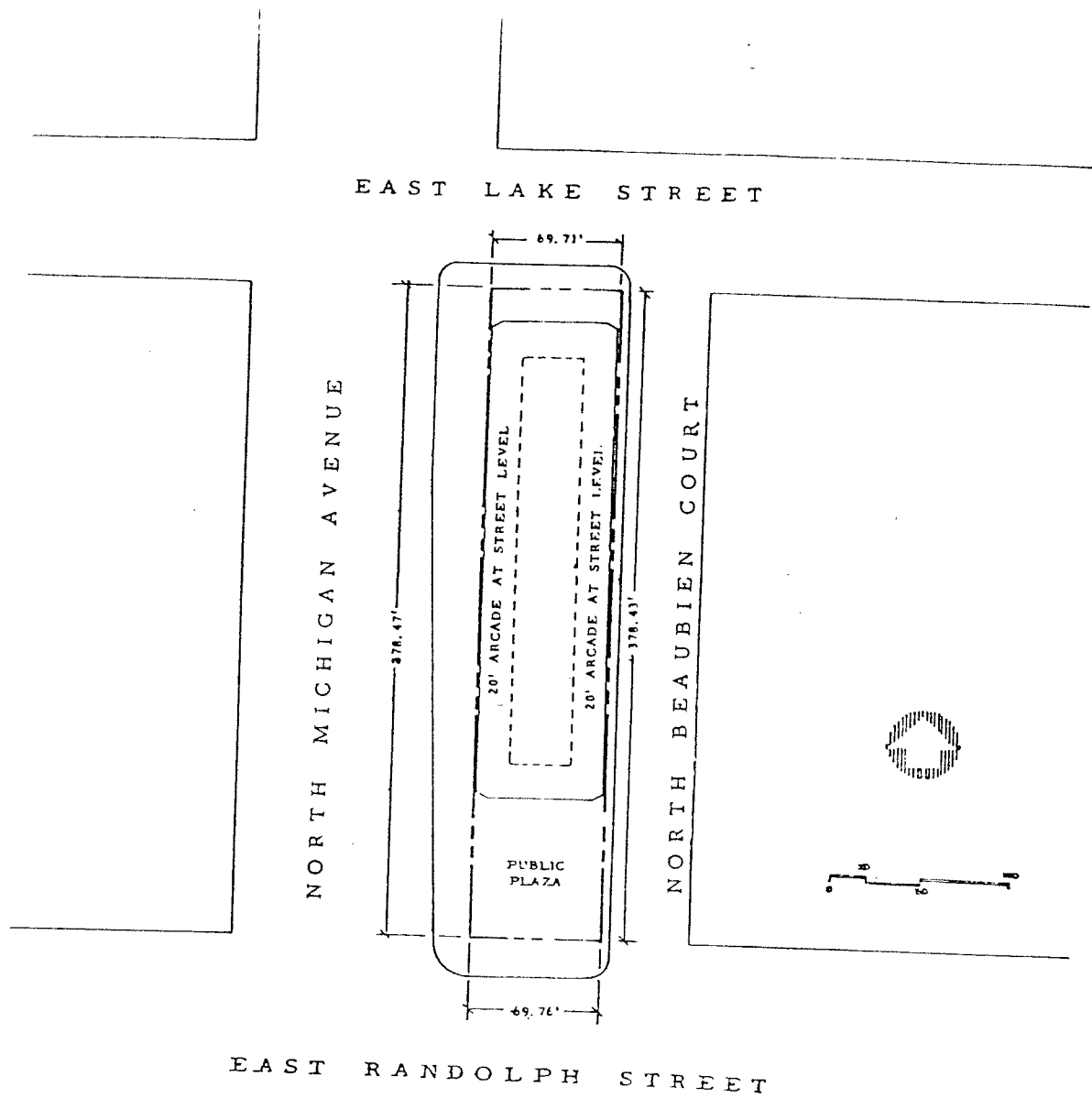
7121

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 186

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated herein as "Residential-Business Planned Development" is owned by the Estate of Alfred L. Kaskel, d/b/a Carol Management Company, whose address is 600 Madison Avenue, New York, New York 10022.
2. Off-street parking and off-street loading facilities shall be provided in conformance with the parking provisions of the B6-7 Restricted Central Business District and in compliance with this Plan of Development, subject to review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
5. Use of the land will consist of a 39 story multiple apartment building comprised of 29 floors of apartments and six floors of ancillary uses, i.e., convenience shops, retail stores, five floors of office space, and accessory residential uses.  
The lower floor and mezzanine serve principally as lobby and entrance elements. The plan incorporates a 79.5 foot open plaza to the South that will be suitably paved and landscaped and provide public recreational amenities and also provides a 20 foot plaza on the North, on Lake Streets frontage. In addition to the end plazas, twenty feet arcades surround the lobby elements.
6. Any business and/or identification signs will be regulated by Article 8.9-6 of the Zoning Ordinance and will be subject to review and approval of the Department of Development and Planning.
7. The development of the area delineated hereon shall result in a land coverage of 73.28 at grade and a floor area ratio of 25.00 although the design would permit a floor area ratio of 33.28.
8. The actual building area will aggregate only 659,300 square feet of a potential 877,327, representing a 24.85 floor area reduction.
9. The proposed development will bring modern luxury rental apartments to Michigan Avenue, South of the river, and will tend to fulfill the long range goals of the City to reverse the population flow.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development" as promulgated by the Commissioner of Department of Development and Planning.



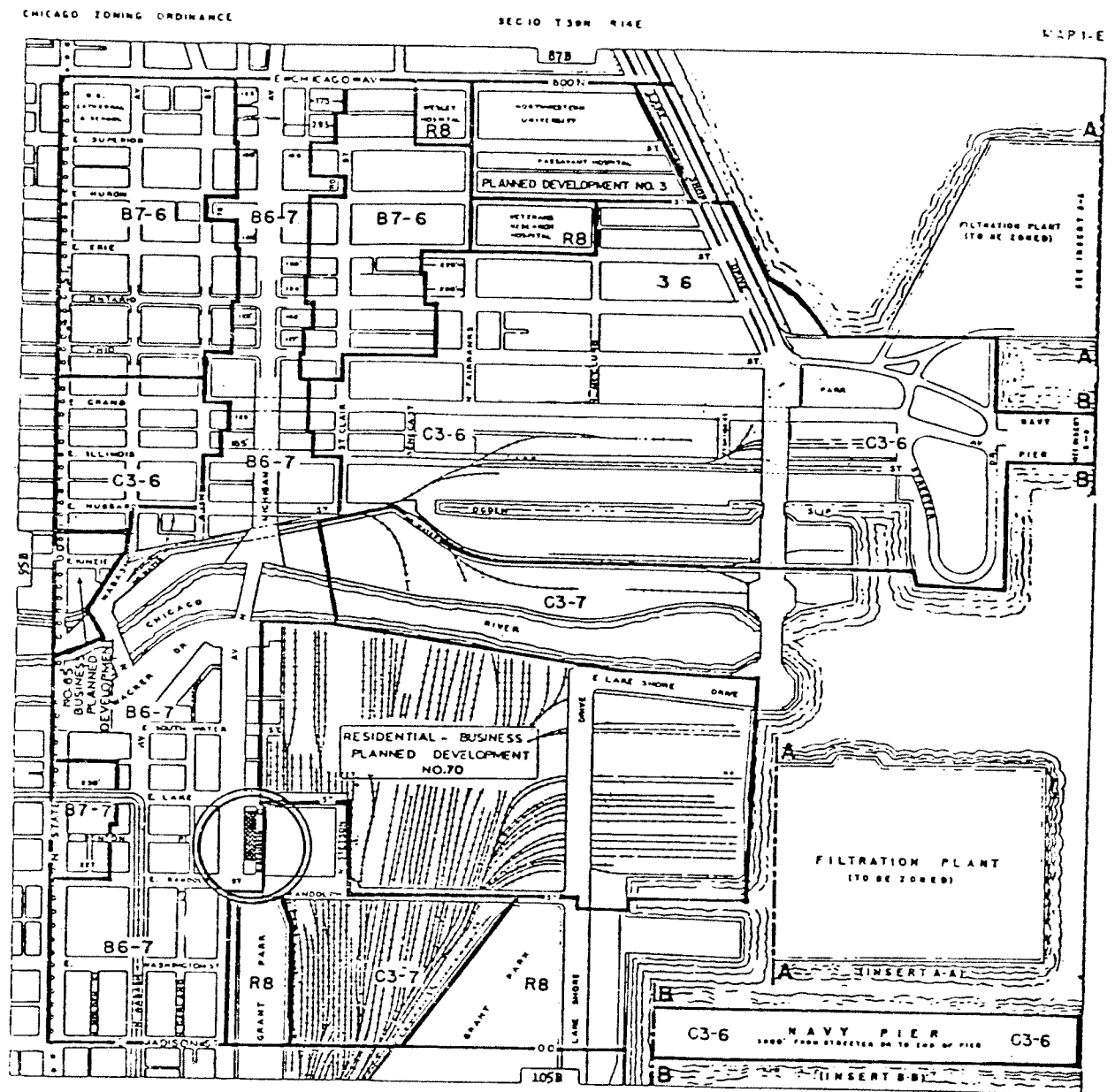
PLANNED DEVELOPMENT BOUNDARY MAP

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

APPLICANT: CAROL MANAGEMENT COMPANY

DATE: JUNE 17, 1977

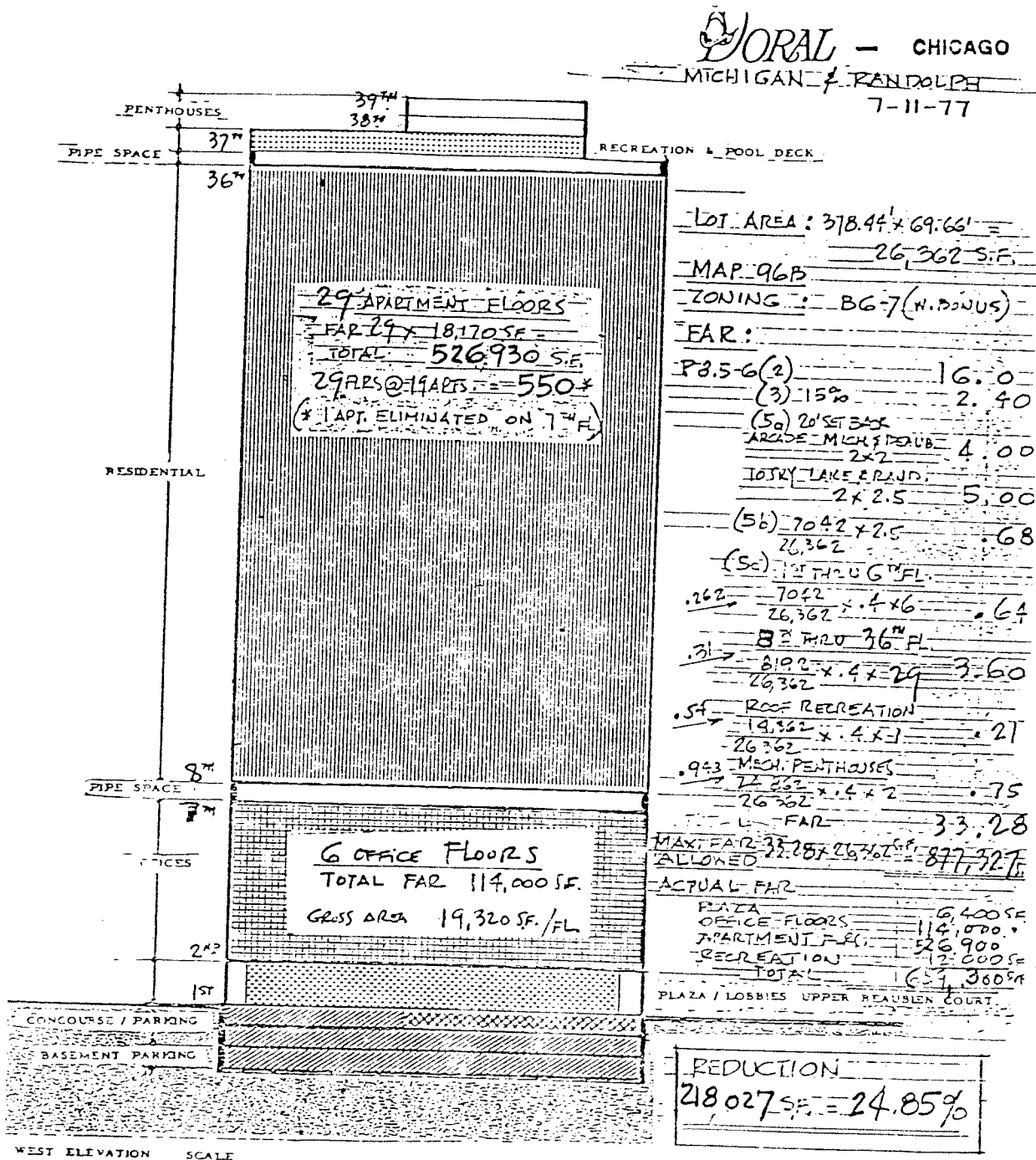


ZONING & PREFERENTIAL STREETS MAP

RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

APPLICANT: CAROL MANAGEMENT COMPANY

DATE: JUNE 17, 1977



RESIDENTIAL BUSINESS PLANNED DEVELOPMENT

APPLICANT: CAROL MANAGEMENT COMPANY

MARTIN REINHEIMER AIA  
and ARCHITECTS

PLANNED DEVELOPMENT  
USE AND BULK REGULATION

124

NET SITE AREA	ACRES	GENERAL DESCRIPTION OF USE	MAX. PERMIT'D F.A.R.	MAX. D.U.	MAXIMUM LOT COVERAGE AT GRADE LEVEL
26,362	.605	DELUXE APARTMENTS WITH ANCILLARY USES; I.E., RECREATION, CLUB ROOM, ETC.; LIMITED RETAIL AND SERVICE SHOPS, OFFICE SPACES AND PARKING	33.28	<del>549</del> 549	73.28

MAXIMUM PERMITTED F.A.R. BASED ON PROPOSED DESIGN 33.28

MAXIMUM ALLOWED NUMBER OF DWELLING UNITS (INCLUDING EFFICIENCIES) B6-7 319

MINIMUM REQUIRED OFF-STREET PARKING SPACES 136 ~~231~~

MAXIMUM NUMBER OF REQUIRED LOADING BERTHS  
(2 - 10'x50'x14')<sup>3</sup>  
(1 - 10'x25'x14')

MINIMUM REQUIRED PERIMETER SET BACKS NONE

-SET BACKS PROVIDED-

20' ARCADES PROVIDED AT ALL STREETS IN ADDITION, BUILDING IS SET BACK 20' ON THE NORTH AND 79.5 ON THE SOUTH.

THE ADDITIONAL 231 APARTMENT UNITS REFLECTED HEREON IS COMPENSATED BY A 218,027 SQUARE FOOT REDUCTION OF PERMITTED FLOOR AREA OR A 24.85 % AREA REDUCTION.